



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **82159**
Park Planning Area # **9**

DRP Map Date: **01/29/2019**
CSD:

SCM Date: **03/07/2019**

Report Date: **02/28/2019**
Map Type: **Tentative Map - Tract**

Total Units **86** = Proposed Units **86** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	0.90
IN-LIEU FEES:	\$237,746

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$237,746 in lieu fees.

Trails:

No Trails

Comments:

The proposed project is a residential subdivision located on a former school site which included two soccer fields utilized by the community and local American Youth Soccer Organization (AYSO). The area around the Glenelder site is characterized as "high need", with only 2.8 acres of parks per 1,000 residents. This area falls below the County standard of 4.0 acres per 1,000 residents, as well as below the County average of 3.3 acres per 1,000 residents. Due to the loss of this highly needed amenity, the Department recommends that the Subdivider provide additional acreage or fees to sufficiently supplement this deficiency.

The map is on HOLD pending a meeting with DPR to discuss various options.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By:

Kathline J. King, Chief of Planning



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The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **86** = Proposed Units **86** + Exempt Units **0**

Park Planning Area = **9**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.50	0.0030	86	0.90
M.F. < 5 Units	3.24	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	3.17	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			86	0.90

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.90	\$263,284	\$237,746

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.90	0.00	0.90	\$263,284	\$237,746